



Home of Texas A&M University

City of College Station

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What is the Neighborhood Resource Team?

The Neighborhood Resource Team is a group of dedicated residents, business owners, students, and neighborhood representatives that will work closely with City Staff to insure that the Central College Station Neighborhood Plan represents the issues and opportunities expressed by its residents, and to provide advise and assistance to Staff during the planning process.

Members were chosen out of a pool of interested individuals based primarily on having as many different geographic areas of the planning area represented, along with ensuring representation from the business community, student residents, and institutions in the area.

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www.cstx.gov/centralplan

Central College Station Neighborhood Plan



City of College Station
Planning & Development Services

September, 2009

What is Central College Station?

The Central College Station Neighborhood Planning Area is made up of 1,450 acres located in the geographic center of College Station. Bounded by Texas Avenue (State Highway 6 South), Harvey Mitchell Parkway (FM 2818), Wellborn Road (FM 2154), and Rock Prairie Road. This area includes eight residential subdivisions, and is home to more than 10,000 residents. The area is surrounded by neighborhood planning areas to the north and south, but is also in the area of influence for Growth Area VI and X and the Spring Creek District as identified in the City's Comprehensive Plan Concept Map.

The Central College Station Neighborhood Planning Area developed over a period of nearly 40 years. The most recent additions are late phases of Edelweiss Estates in 2001, but the earliest development took place in 1974 as part of Southwood Valley at the northeast corner of the area. Annexations took place between 1969 and 2002. The area holds more than 1,000,000 sq. feet of commercial and business space and 2,226 single-family homes, 534 duplexes, and 1,355 other multi-family units.

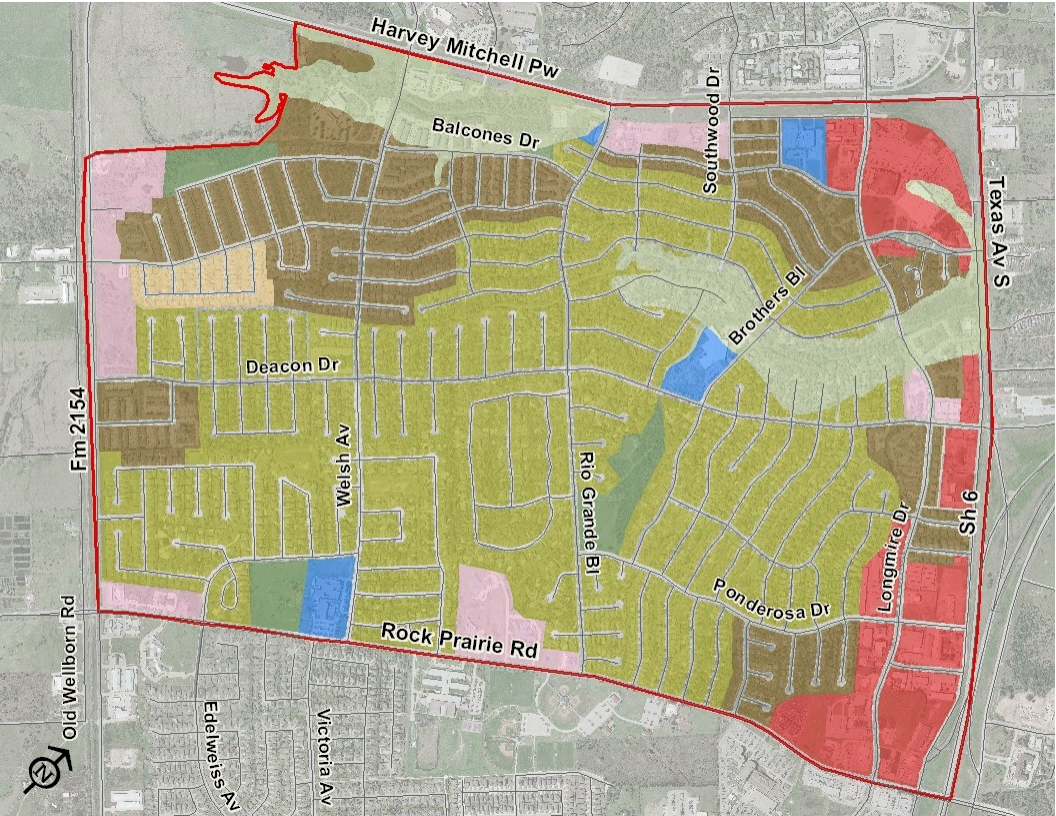
The planning area is primarily residential, but ringed by commercial space along major corridors. Commercial anchors are located at Harvey Mitchell Parkway and Texas Avenue, and Rock Prairie Road and State Highway 6 South with moderate-to small-scale businesses and offices along Longmire Drive, Rock Prairie Road, Wellborn Road, and Harvey Mitchell Parkway. Medical offices are located along portions of Rock Prairie Road and make up a portion of the Spring Creek District Planning Area. Central College Station is home to two elementary schools – Rock Prairie Elementary and Southwood

Valley Elementary. All neighborhoods in the planning area are zoned for attendance at one of these elementary schools. Students then attend Cypress Grove Intermediate and College Station Middle Schools located outside the planning area. All students attend A&M Consolidated High School, located to the north of the planning area across Harvey Mitchell Parkway.

The City of College Station operates the Larry J. Ringer Library on Harvey Mitchell Parkway in conjunction with the City of Bryan. The City of College Station also operates Fire Station #2 serving the entire planning area. The area is also part of two community policing beats – Beats 60 and 80.

This area has six churches serving a variety of religious faiths. The planning area also includes two nursing home facilities in close proximity to College Station Medical Center on Rock Prairie Road.

One hundred seventy-one acres in the planning area are identified on the City's Comprehensive Plan as Natural Area Protected and Reserved. These areas generally cover the floodplain for two Bee Creek tributaries that traverse the north and east section of the planning area. Overall, this area is relatively flat, with a slight downward slope from the south to north end – falling 82 feet over 11,000 linear feet (0.7% slope) with the lowest points corresponding with the creek beds. Without direct access to discharge to these tributaries, there are several detention ponds located in the



Central College Station Neighborhood Plan Area, September 2009. (P&DS)

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What is Central College Station (continued)

(Continued from page 1)

southern section of the planning area – all maintained by private homeowner or property owner associations. The City has several greenways identified in the Greenways Master Plan covering the Bee Creek Tributaries; however, no land acquisition has taken place.

The City of College Station maintains 50 acres of park space in this area. The planning area is part of Neighborhood Park Zone 5 and Community Park Zone B. Overall, there are five acres of park for every 1,000 residents.

Central College Station is served by 42 miles of road. The area is bounded by four arterials–Harvey Mitchell Parkway (FM 2818), Wellborn Road (FM 2154), Rock Prairie Road, and Texas Avenue. Within the planning area, collectors Rio Grande Boulevard, Welsh Avenue, and Longmire Drive provide north-south vehicular connectivity, while Deacon Drive provides the only direct east-west connection. Brothers Boulevard, Ponderosa Drive, Southwood Drive, Edelweiss Avenue, Navarro Road, and Balcones Drive also serve as local collector roads.

The planning area is served by three bus systems. Texas A&M University serves students living in this area with two bus routes that run between 7:00 a.m. and midnight on weekdays during the regular fall and spring semesters. College Station Independent School District (CSISD) provides buses in this area for students attending Cypress Grove Intermediate, College Station Middle, and A&M Consolidated High schools.

The District provides limited general public service to this area along Harvey Mitchell Parkway at Welsh and Southwood Drive. The area is served by a network of dedicated bicycle lanes, routes, and paths. Sidewalks are also located throughout the planning area.

There are a number of public projects underway or planned for construction in Central College Station. The 2008 Bond package provided funding for improvements to the Bee Creek tributary channels in the planning area, currently in design, and the expansion of the Larry J. Ringer Library, tentatively scheduled to be under construction in 2012. The bond package also included funds for improvements to Brothers Park to upgrade the jogging trail and make repairs to the entrance sidewalk. College Station is also developing a hike and bike trail located on the north side of Harvey Mitchell Parkway between Welsh Avenue and Longmire Drive.

The area is also impacted by the current TxDOT widening project on Wellborn Road. The Wellborn Road project will widen Wellborn Road to six lanes between Graham Road and Southwest Parkway, and is anticipated to be complete by 2011, and a reconfiguration of the interchange at Wellborn Road and Harvey Mitchell Parkway. Funding for a raised median on Harvey Mitchell Parkway between Texas Avenue and Wellborn Road has been identified by TxDOT, but design of the median has not yet begun (scheduled to be bid in 2011).

Why was Central College Station chosen?

This Planning Area was chosen for study because of its diversity of housing type and age, mix of residential and commercial uses, opportunities for redevelopment, and no recent neighborhood planning effort focused on this area. This planning area offers the opportunity to better understand the factors leading to changes from

owner to renter occupied homes.

The boundaries of this planning area were based on the contiguous area of neighborhood conservation identified in the Comprehensive Plan, and the surrounding areas of influence. Major roads serve as effective boundaries to delineate this

area from other areas of the City. There are eight subdivisions within the planning area, each with multiple phases. While none of those subdivisions is exactly alike in age or character, they all share the same roads, parks, water lines, and are affected by the same infill, redevelopment, and commercial development.

How will the plan be created?

The Central College Station Neighborhood Plan will be created from the input we receive from residents, business owners, students, neighborhood representatives, and other institutions in the planning area.

The City will be hosting 3 public meetings to obtain input, as well as hosting a survey on the plan website:

<http://www.cstx.gov/centralplan>

What will be in the plan?

The Central College Station Neighborhood Plan will have at least 6 chapters:

- Introduction
- Community Character
- Neighborhood Integrity
- Transportation
- Sustainability
- Implementation

The Plan will cover existing conditions, issues, and opportunities in the area, any changes to land use and character designations, focused code enforcement efforts, necessary transporta-

tion improvements for vehicle, pedestrian, and bicycle traffic, as well as how the actions recommended in the plan will be carried out and who is responsible for carrying out each action.

Overall, the neighborhood plan should be developed to create, protect, and enhance areas of distinction.

How long will it take to create a plan?

The Central College Station Neighborhood Plan is anticipated to take 9 months to complete.

The Plan process is broken into 4 phases. The first phase is primarily focused on preparation work for a plan, like creating Resource Teams

and defining the planning area, and a citizen engagement plan.

The second phase will focus heavily on public input, issue and opportunity identification, and a study of existing conditions. This phase should take place during the fall.

Kick-off Meeting

Tuesday, September 29, 2009
7:30 p.m., Southwood Valley Elementary

Issues and Opportunities Meeting

Thursday, October 22, 2009
6:00 p.m., Peace Lutheran Church

Vision and Goals Meeting

Date and location TBD



Public involvement is critical to the success of a neighborhood plan.

Timeline

September:

Initial Advisory Team Mtgs.
Phase 1 Completion
Kick-off Meeting

October:

Issues/Opportunities Mtg

November:

Vision/Goals Mtg
Phase 2 Completion
Plan drafting begins

December:

Draft work continued

January:

Draft work continued

February:

Draft work completed
Phase 3 Completion

March:

Open House Mtgs
Public comment on drafts

April:

Plan revisions made

May:

Adoption/implementation



Fire Station #2 serves the Central College Station Neighborhood Plan Area



Peace Lutheran Church is one of six churches in the Central College Station Neighborhood Plan Area



There are more than 42 miles of road in the Central College Station Neighborhood Planning Area



Longmire Park is one of 6 parks in the Central College Station Neighborhood Plan Area